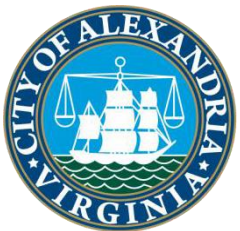


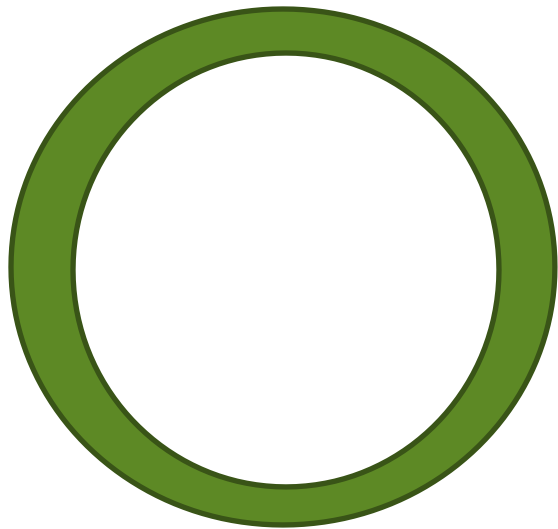
open space + small area plans



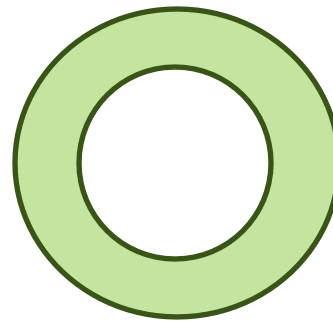
A hundred years after we are gone and forgotten, those who never heard of us will be living with the results of our actions. - Oliver Wendell Holmes



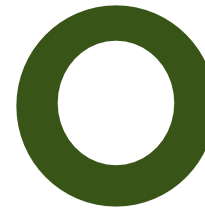
open space + small area plans (acres)



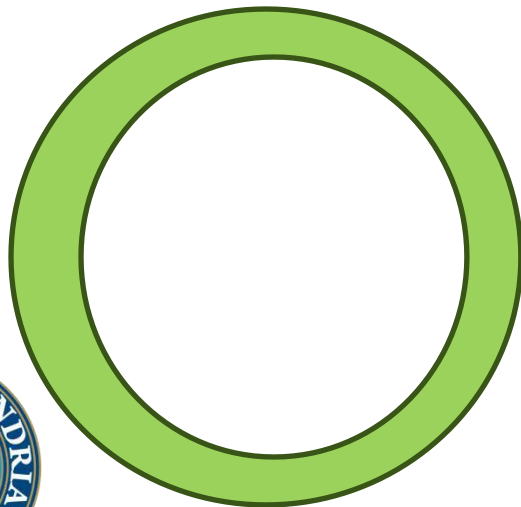
Eisenhower East
250 acres



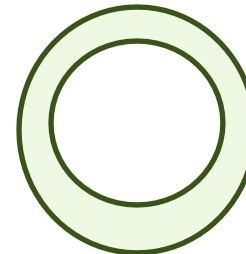
North Potomac Yard
70 Acres



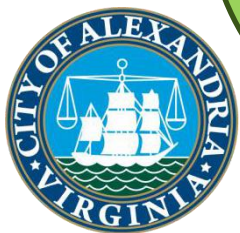
South Patrick Street
Housing Affordability Strategy
15 acres



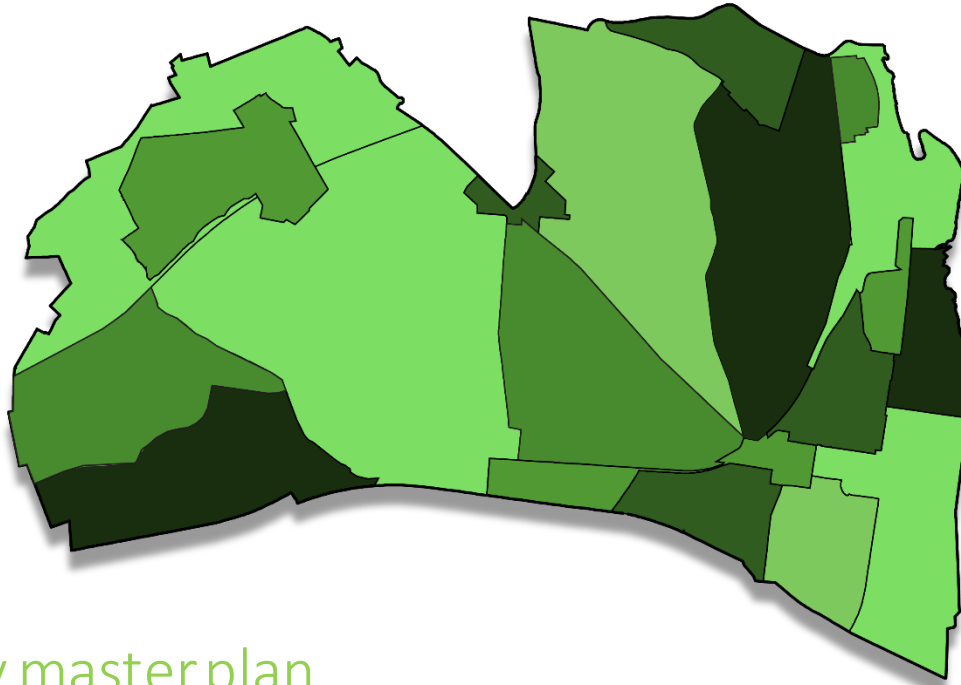
Arlandria - Chirilagua
215 acres



Landmark
50 acres



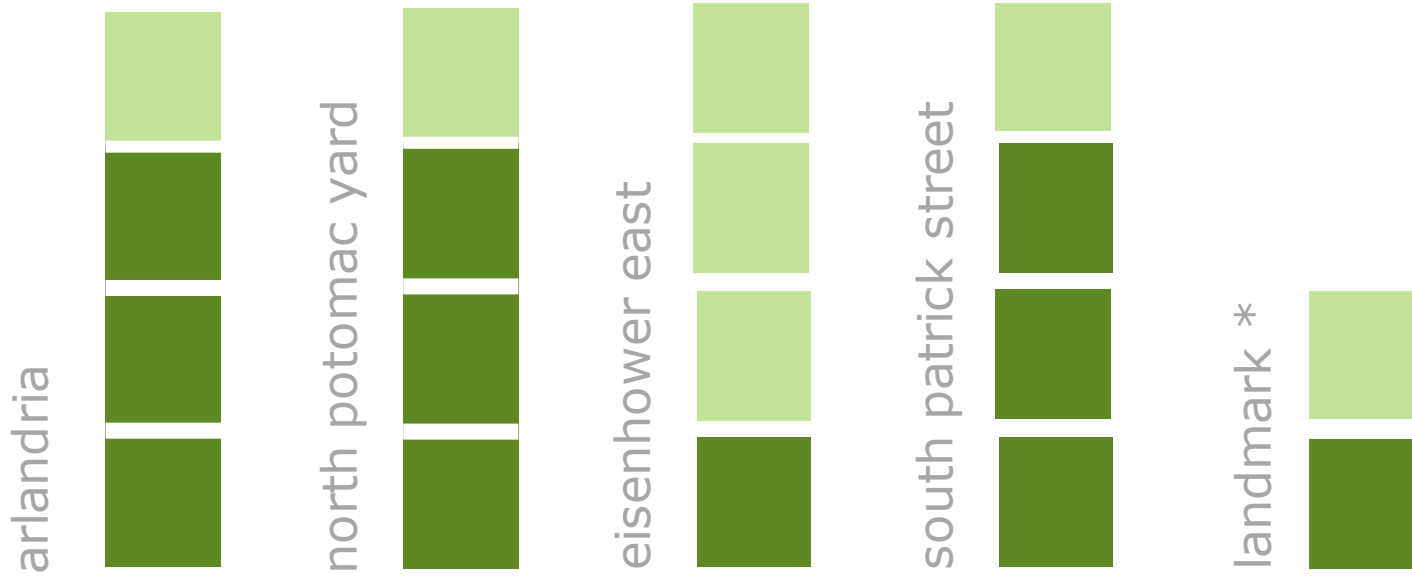
open space + small area plans



- overall city master plan
- small area plans are a subset of the master plan
- long-term vision (city vs neighborhood)
- vision, land use and recommendations

open space comparisons

existing + proposed



small area plans

open space + small area plans

- existing open spaces – distance – type
- access within a ¼ mile
- added population
- land uses

open space + small area plans

access within a ¼ mile



small area plans

open space + small area plan

- Quantity vs quality
- Programming
- City vs public access
- Visually and physically accessible
- Sustainability
- Co-use of spaces
- Indoor space ?

open space + small area plan

case study – landmark

Public Open Space

min 3.5 acres

four major parks

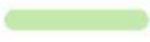
additional on-site open
space 25%

LEGEND

PUBLICLY
ACCESSIBLE
OPEN SPACE



ADDITIONAL
AT GRADE
OPEN SPACE

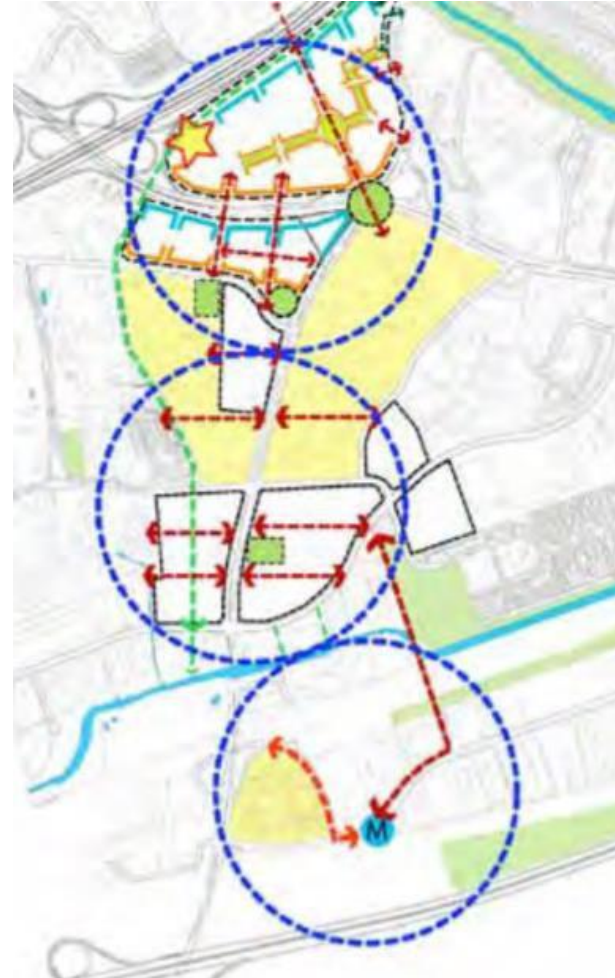


GREEN
STREET



open space + small area plan

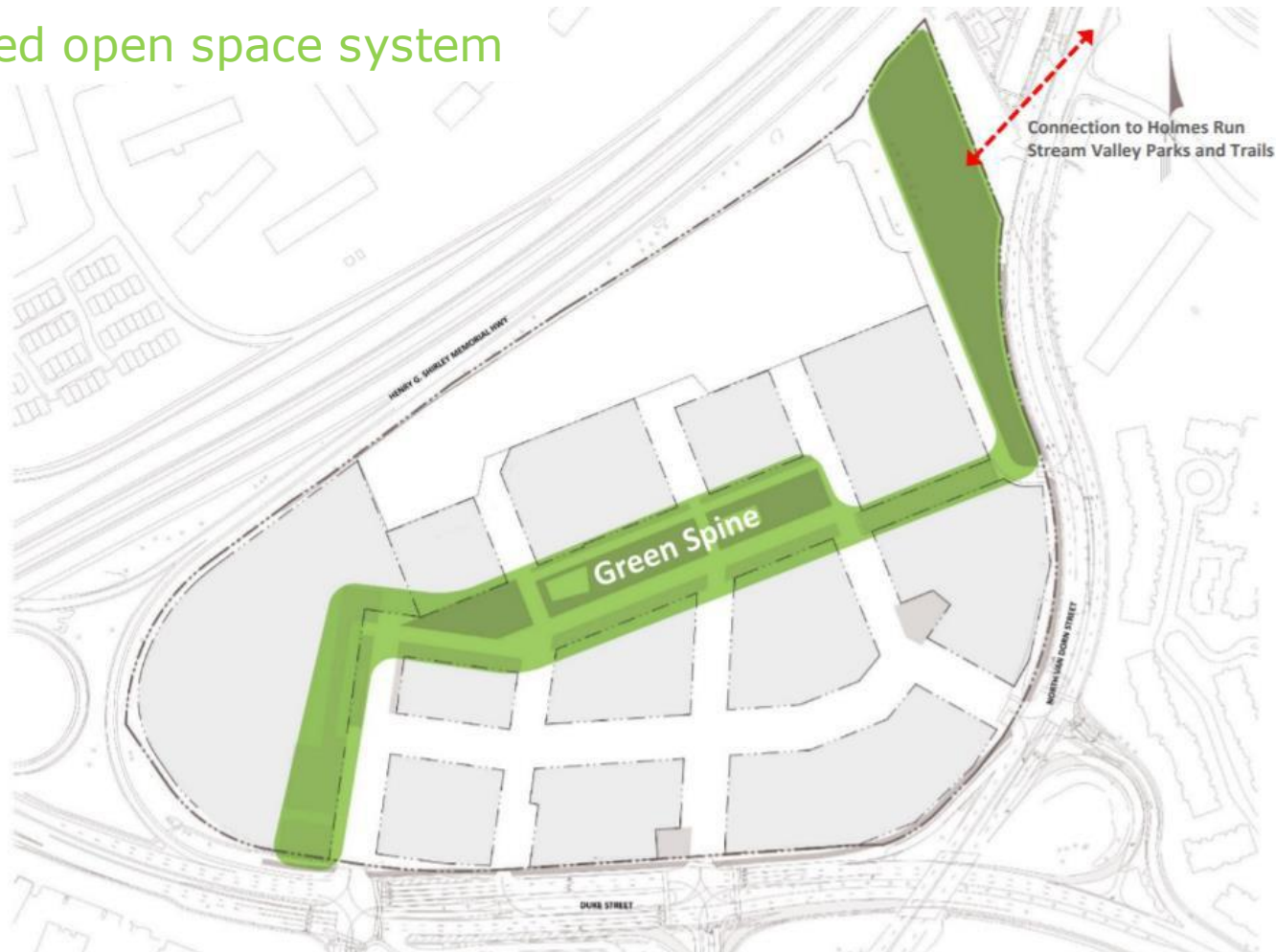
case study – landmark



open space + small area plan

case study – landmark

connected open space system



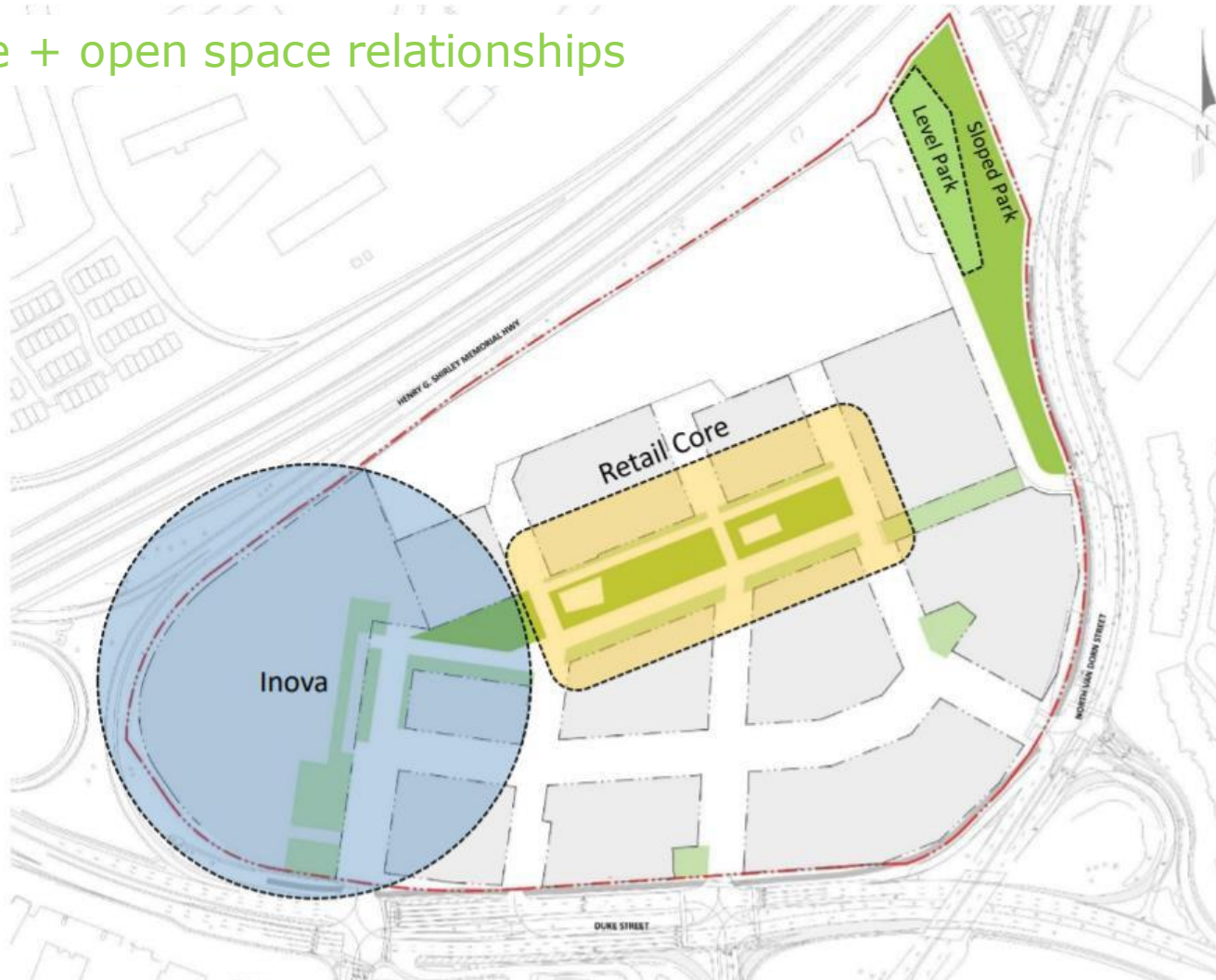
open space + small area plan

case study – landmark



open space + small area plan

land use + open space relationships



small area plans

open space + small area plan

ground level architecture



small area plans

open space + small area plan

public + private edge



small area plans

open space + small area plan

indoor spaces ?



small area plans

open space + small area plan

multi-use lawn



small area plans

open space + small area plan

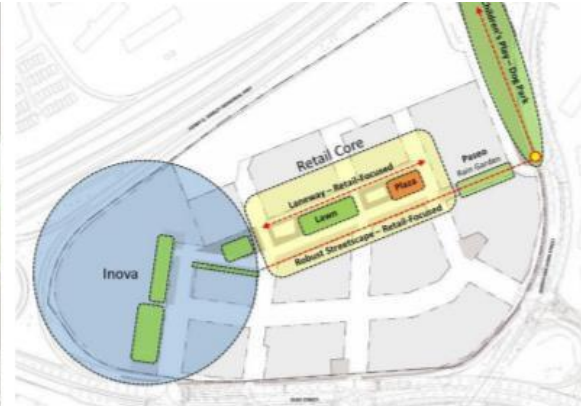
urban plaza



small area plans

open space + small area plan

sustainability



small area plans

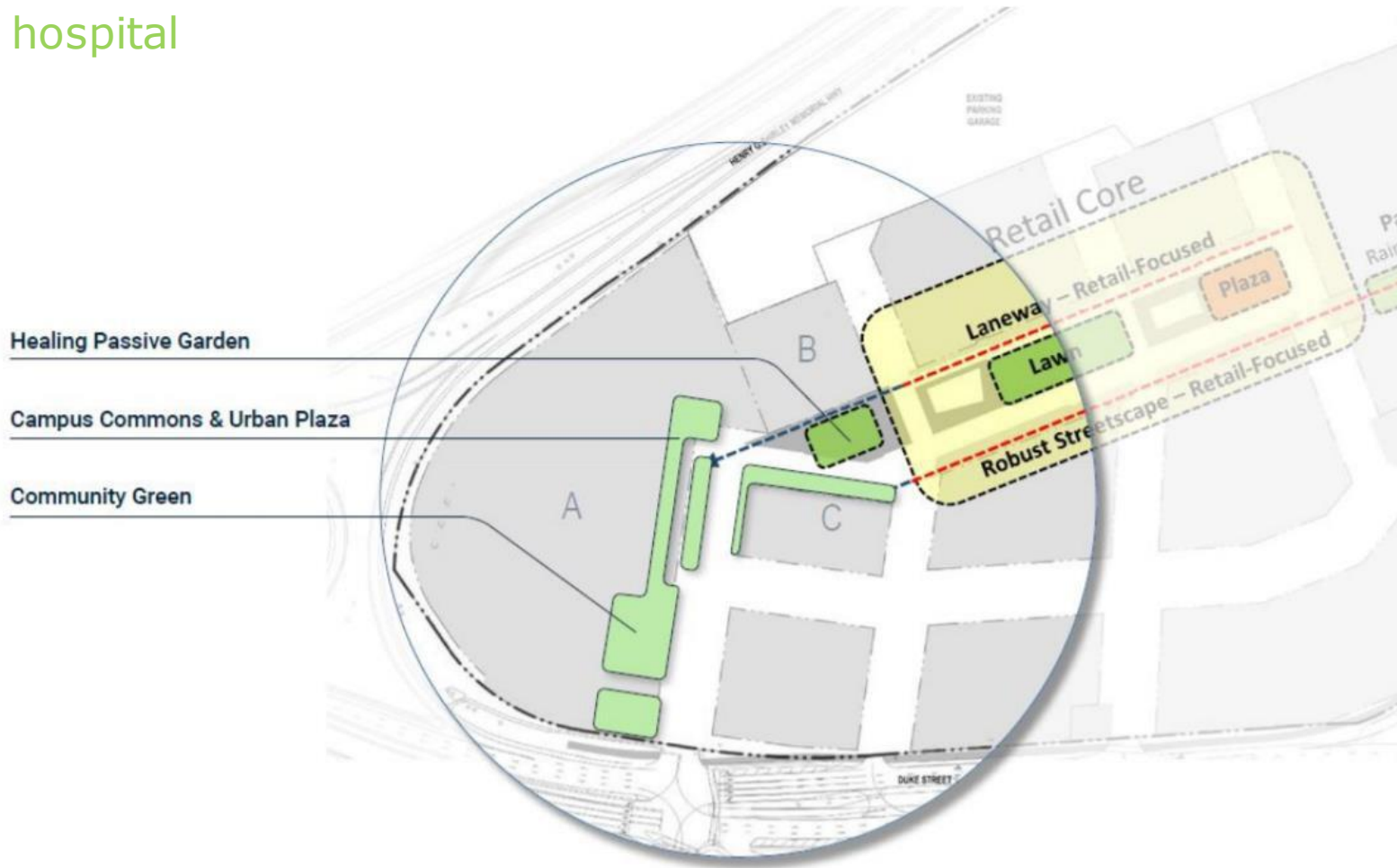
open space + small area plan

terrace park



open space + small area plan

hospital



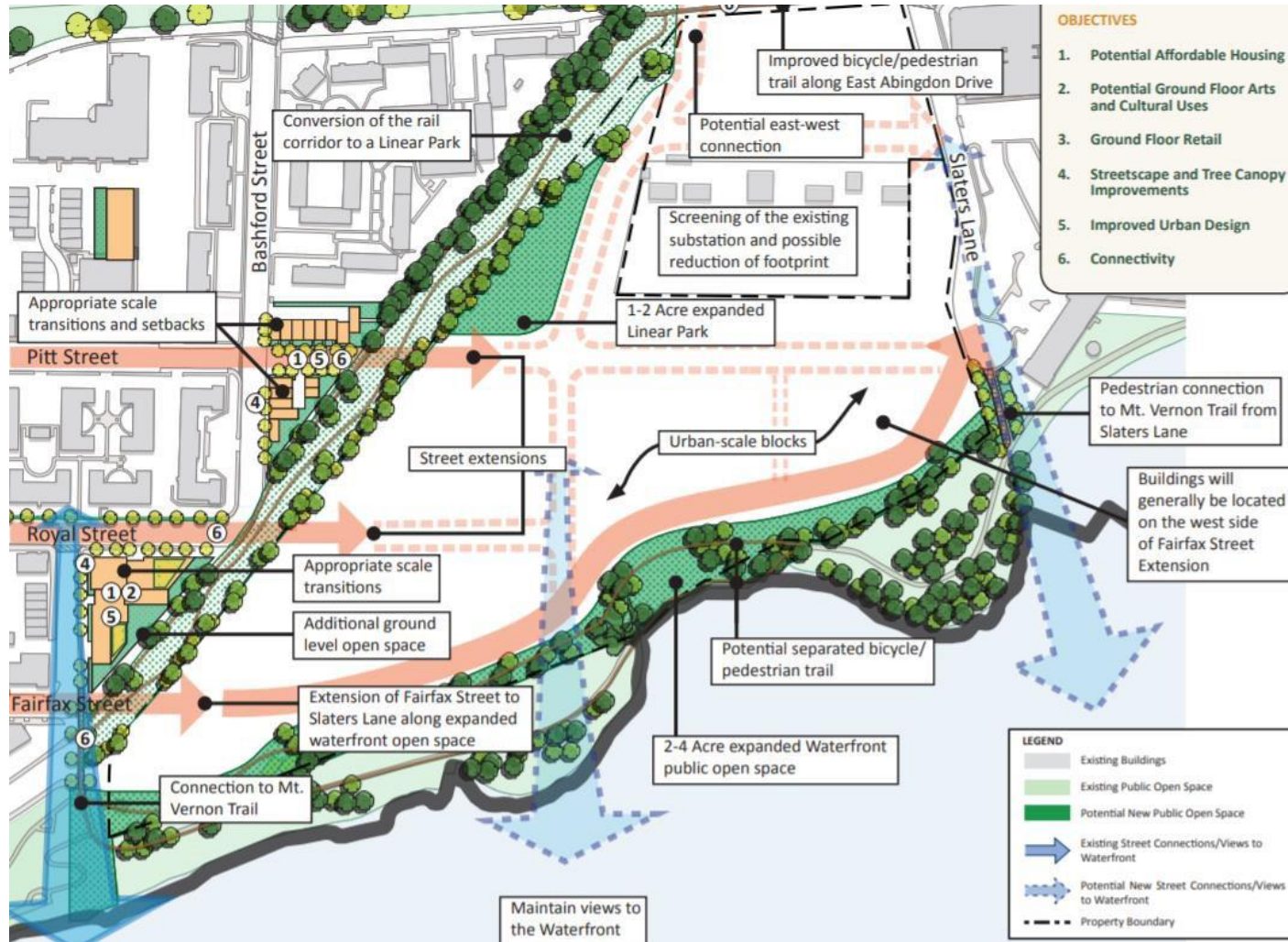
open space + small area plan

healing garden



The park extending from the retail corridor to the front of the Cancer Center will be a soothing and reflective healing garden.

open space + small area plan



open space + small area plan



small area plans

q u e s t i o n s + c o m m e n t s